

**PLANNING COMMISSION  
WILLIAMSBURG, VIRGINIA  
AGENDA  
Wednesday, October 15, 2003**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, October 15, 2003 at 3:30 p.m.

Roll Call

Approval of Minutes of August 20, 2003

**1. MATTERS OF SPECIAL PRIVILEGE**

Presentation of Beautification Awards

**2. CONSENT AGENDA ITEMS**

Consent agenda items are boxed. An item may be removed from the consent agenda by a request of any member of the Commission.

**3. PUBLIC HEARINGS**

PCR #03-18: Amendment of the Zoning Ordinance to create the LB-2 Limited Business College District; to reduce the size of parking spaces and drive aisles for residential parking; and to establish a parking requirement for student-oriented multifamily dwellings. These changes will create a new zoning district, and associated regulations, that will allow the construction of student-oriented multifamily dwellings at a density of 88 bedrooms per net developable acre as a special use permit use; allow other uses such as single-family detached dwellings, convenience stores without gasoline sales, hotels/motels and timeshare units, offices, restaurants without drive-thru windows, and retail sales establishments; and allow offices and retail sales establishments in buildings larger than 50,000 square feet, and parking garages, with a special use permit.

PCR #03-19: Rezoning of approximately 6.1 acres in the Midtown Planning Area from General Business District B-3 to Limited Business College District LB-2 [800, 902, 906, 1006, 1012, 1021, 1214, 1220 Richmond Road]. This area is designated as Mixed Use land use in the 1998 Comprehensive Plan.

PCR #03-22: Amendment of Chapter 21, Zoning, Article III, Division 9, Tourist Business District B-2 and Division 10, General Business District B-3, to allow freestanding automatic teller machines.

PCR #03-23: Amendment of Chapter 21, Zoning, Article III, Division 6.1, Limited Business Downtown District LB-1, to delete the floor area ratio requirement and allow parking in a front yard area for single-family detached dwellings.

**4. OPEN FORUM**

**5. SITE PLANS AND SUBDIVISIONS**

SPR #03-11: George Tsoucalas - construct single family dwelling at 8 Wildwood Lane in Port Anne Subdivision. Construction will be on 30% slopes, which requires a waiver from Planning Commission. The property is zoned Planned Unit Development District PUD.

SPR #03-13: Newport Hospitality Group – construct pool addition for Quality Suites, 1406 Richmond Road. The property is zoned General Business District B-3.

PCR #03-13: Request of the Colonial Williamsburg Foundation to create a 42.741 acre parcel for the proposed vehicle maintenance facility at 7239 Pocahontas Trail (42.396 acres within the City). The zoning of the City property is MS Museum Support District, and the zoning of the James City County property is B-1 General Business District.

SPR #03-12: Colonial Williamsburg Foundation – construct vehicle maintenance facility at 7239 Pocahontas Trail (approved as a special use permit – PCR #03-12). The property is zoned Museum Support District MS.

PCR #03-24: Request of the Colonial Williamsburg Foundation to resubdivide 320 North Henry Street (Cary Peyton Armistead house) by reducing the size of 320 North Henry Street to 0.186 acres and creating a new lot at 326 North Henry Street of 0.205 acres.

6. **OLD BUSINESS**

7. **NEW BUSINESS**

Buffer and landscape standards

8. **OTHER**

2004 meeting schedules

9. **INFORMATION ITEMS**

Report from City Council  
Planning Department Monthly Report  
Monthly Financial Statement

10. **PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 19, 2003**

None